

Leasehold

Asking Price: £160,000

St. Albans Court, Wickersley,  
Rotherham, South Yorkshire, S66



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# St. Albans Court, Wickersley, Rotherham, South Yorkshire, S66

## CENTRAL LOCATION! PERFECT FOR AMENITIES IN THE VILLAGE! CULD SAC COMPLEX FOR OVER 55'S! VIEWING IS ESSENTIAL!

A fantastic opportunity to acquire this two bedroom first floor apartment set within the over 55's cul de sac complex at St Albans Court. The dwelling is perfectly located to access all that the sought after village of Wickersley has to offer, including shopping at The Tanyard and public transport links. This well appointed apartment briefly comprises an entrance lobby, hallway, lounge, fitted kitchen, two bedrooms and a shower room. Externally there are attractive communal gardens along with ample off road parking. Viewing is highly recommended! Avoid disappointment and book your viewing with Lincoln Ralph today!

**Entrance Lobby** Front facing UPVC double glazed entrance door and a radiator. Stairs rise to the hallway.

**Hallway** Having loft access along with a storage cupboard and an additional cupboard that houses the central heating boiler. Doors open to the lounge, bedrooms and shower room.

**Lounge** 4.43 x 3.87. (The first measurement increases to 4.77) A well presented room with two front facing UPVC double glazed windows, modern wall mounted electric fire, coving to the ceiling and a radiator. A doorway opens to the kitchen.

**Kitchen** 2.21 x 1.89. Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl ceramic sink with mixer tap. There is space for a cooker with extractor over, plumbing for a washing machine and space for a fridge. Having tiling to splashback height, rear facing UPVC double glazed window and a radiator.

**Bedroom 1** 3.74 x 2.83. Having a built in wardrobe, front facing UPVC double glazed window and a radiator.

**Bedroom 2** 2.53 x 2.06. Rear facing UPVC double glazed window and a radiator.

**Shower Room** 2.06 x 1.91. Fitted with a white suite comprising a shower enclosure, vanity wash hand basin and a low flush WC. Having tiling to splashback height, shaving point, side facing UPVC double glazed window and a heated chrome towel rail.

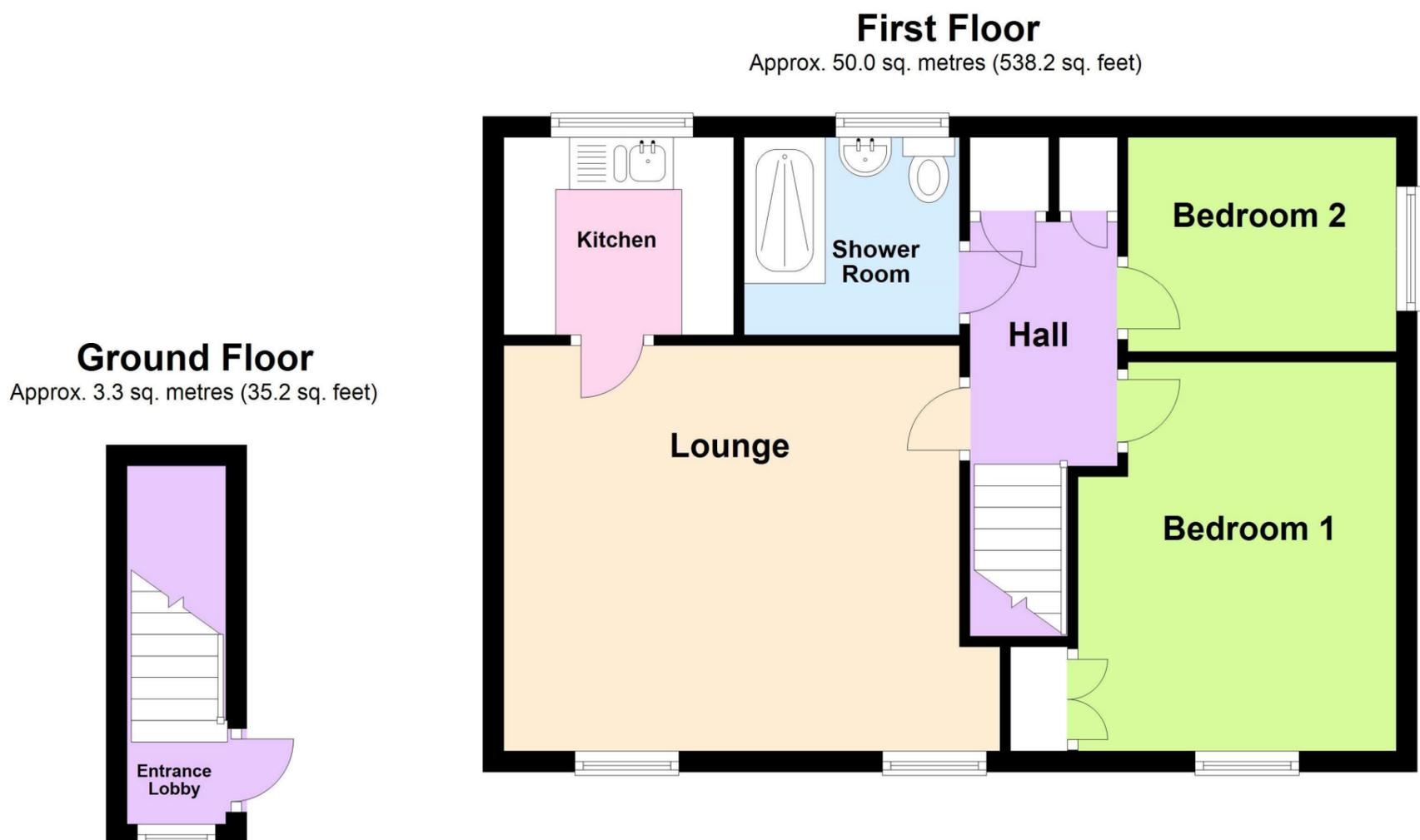
**Outside** There are attractive communal gardens along with ample off road parking for residents and visitors.



- Two bedroom first floor apartment
- Cul de sac location
- Over 55's development
- Sought after village location
- Perfectly placed for amenities
- Viewing is highly recommended!

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Total area: approx. 53.3 sq. metres (573.4 sq. feet)

This plan is used for illustration purposes only  
Plan produced using PlanUp.